



Smith & Friends Estate Agents are delighted to offer to the market this lovely 4 bedroom semi detached family home situated on the very sought after location of Thornaby Green. The property comprises of entrance porch, hallway, lounge, dining room, kitchen/breakfast room, utility, shower room/w.c., first floor landing, bedrooms 1, 2, 3 and bathroom/w.c. second floor landing, bedroom 4. The property also has the benefit of a driveway and garage although part of the original garage has been used to create a downstairs shower room/w.c. The property has lovely gardens to front and rear with the rear garden in particular being a key feature of this property.

The Green, Stockton-On-Tees, TS17 0AN

4 Bedroom - House - Semi-Detached

£310,000

EPC Rating: D

Tenure: Freehold

Council Tax Band: D

The Green, Stockton-On-Tees, TS17 0AN

Entrance Porch

6'2" x 3'11" (1.88 x 1.20)

Hallway

14'4" x 7'0" (4.38 x 2.15)

Living Room

18'11" x 13'10" (5.77 x 4.22)

Dining Room

15'5" x 12'11" (4.70 x 3.96)

Kitchen/Breakfast room

15'5" x 8'5" (4.72 x 2.57)

Utility

9'6" x 8'4" (2.9 x 2.55)

Shower Room/w.c.

8'7" x 4'9" (2.64 x 1.46)

1st Floor Landing

8'11" x 8'4" (2.72 x 2.55)



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Bedroom 1
12'11" x 13'11" (3.94 x 4.25)

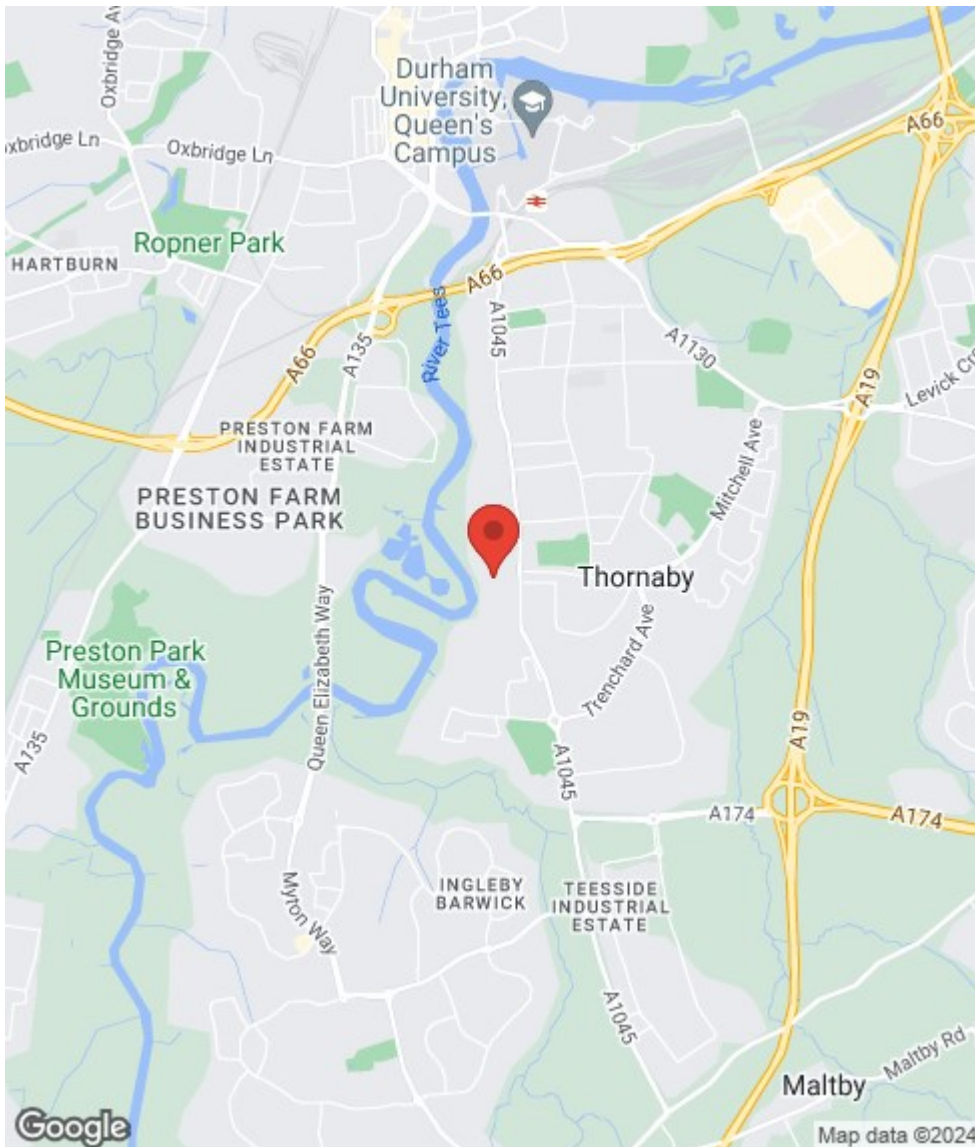
Bedroom 2
12'0" x 14'0" (3.67 x 4.27)

Bedroom 3
8'7" x 7'7" (2.64 x 2.32)

Bathroom/w.c.
8'4" x 6'3" (2.56 x 1.92)

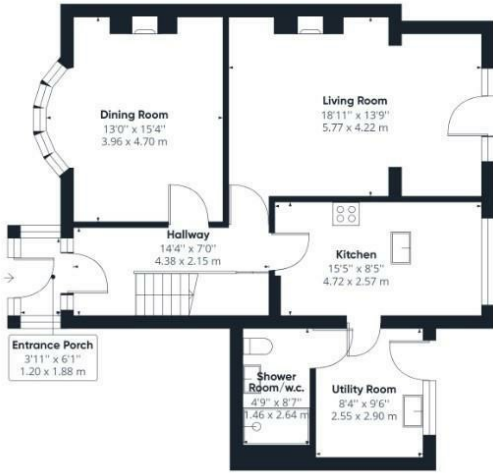
2nd Floor Landing
5'1" x 2'11" (1.55 x 0.91)

Bedroom 4
16'2" x 13'4" (4.94 x 4.08)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1592.72 ft²
 147.97 m²

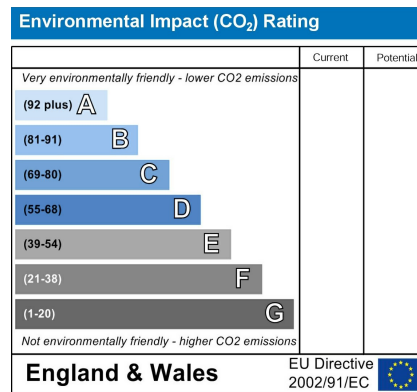
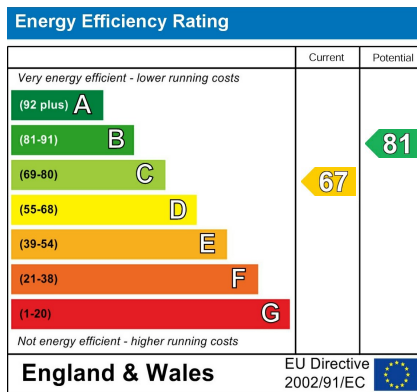
Reduced headroom
 3.12 ft²
 0.29 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Robinsons Tees Valley
 Stockton-on-Tees Sales, TS18 1SY
 01642 607555
 stockton@smith-and-friends.co.uk